

CHRISTOPHER SCALES

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**Longmead Road, Paignton**

Offers Over  
**£325,000**

Positioned within a sought-after residential area, this detached bungalow offers lateral living, complete with a garage and driveway.

The property is approached via a covered storm porch leading into a bright reception hall, with built-in storage and access to the remainder of the accommodation comprising a triple-aspect sitting room, a kitchen with a door offering direct access to the side patio, ideal for outdoor dining. Currently configured as a dining room with a sliding door to the front patio, this versatile space could easily serve as a third bedroom, there are two further double bedrooms with the second bedroom benefiting from fitted wardrobes and a sliding door connecting to the conservatory. A bathroom with separate WC complete the internal accommodation.

Externally, the bungalow features a block-paved driveway leading to a single attached garage. The front garden is lawned with mature shrubs and trees, while a pathway leads to a side patio, accessible from the dining room. The level rear garden is laid to lawn with a paved patio accessed directly from the conservatory and a small decked area, all enclosed by fencing and hedgerows. A larger side patio, accessed from the kitchen, offers additional outdoor space.

This delightful property offers comfortable living in a desirable location, presented with no onward chain.

**THE ACCOMMODATION COMPRISES**, Covered storm porch with light point and UPVC obscure glazed door to:

**RECEPTION HALL** Coved ceiling with wall light points, hatch to loft space, smoke detector, dado rails, built-in storage cupboard, radiator, telephone point, doors to:

**SITTING ROOM** - 5.31m x 3.2m (17'5" x 10'6") Coved ceiling with wall light points, triple aspect with UPVC double glazed windows, radiator, stone fireplace with inset gas fire, TV connection point.

**KITCHEN** - 3.38m x 3.02m (11'1" x 9'11") Coved ceiling with inset spotlights, UPVC double glazed window to side aspect, UPVC double glazed door opening onto the side patio. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching wall cabinets, integral fridge and freezer, built-in electric oven, space and plumbing for dishwasher, space for under worktop appliances.

**DINING ROOM/BEDROOM THREE** - 3.02m x 1.98m (9'11" x 6'6") Coved ceiling with light point, UPVC double glazed sliding door opening onto front patio, radiator, serving hatch to kitchen.

**BEDROOM ONE** - 3.81m x 2.72m (12'6" x 8'11") Coved ceiling with wall light points, fitted bedroom furniture comprising two double wardrobes with over bed storage, radiator, UPVC double glazed window to rear aspect.

**BEDROOM TWO** - 3.53m plus wardrobes x 2.72m (11'7" x 8'11") Coved ceiling with light point, radiator, fitted wardrobes to one wall with mirror fronted doors, UPVC double glazed sliding door to:





**CONSERVATORY** - 4.37m x 2.9m (14'4" x 9'6") With pitched polycarbonate roof and UPVC double glazed windows to rear and sides, wall light points, ceiling light and fan, UPVC double glazed sliding door opening onto the rear garden, tiled floor.

**BATHROOM** - 2.08m x 1.6m (6'10" x 5'3") Inset spotlights, UPVC obscure glazed window. Comprising P shaped bath with mains fed shower over and curved glazed screen, vanity unit with inset wash hand basin and storage cupboards, heated towel rail, radiator, tiled walls, tiled floor, wall mounted electric fan heater.

**WC** - 1.6m x 1.5m (5'3" x 4'11") Maximum measurements. Inset spotlights, UPVC obscure glazed window, vanity unit with inset wash and basin, WC, tiled walls, tiled floor.

### **OUTSIDE**

**FRONT** - At the front of the property is a block paved driveway providing off-road parking and leading to the single attached garage. The block paved pathway continues to the front door. There is a lawned garden with central planting bed with mature shrubs and small trees, and there is a paved pathway to the side leading to a patio which is also accessed from the dining room.

**REAR** - To the rear of the property is a level garden which is accessed from the conservatory onto a paved patio and the remainder is laid to lawn, enclosed by timber fence and hedgerow with a small decked area to the rear. The pathway continues to either side of the property with gated access and a larger patio to the side which is accessed from the kitchen.

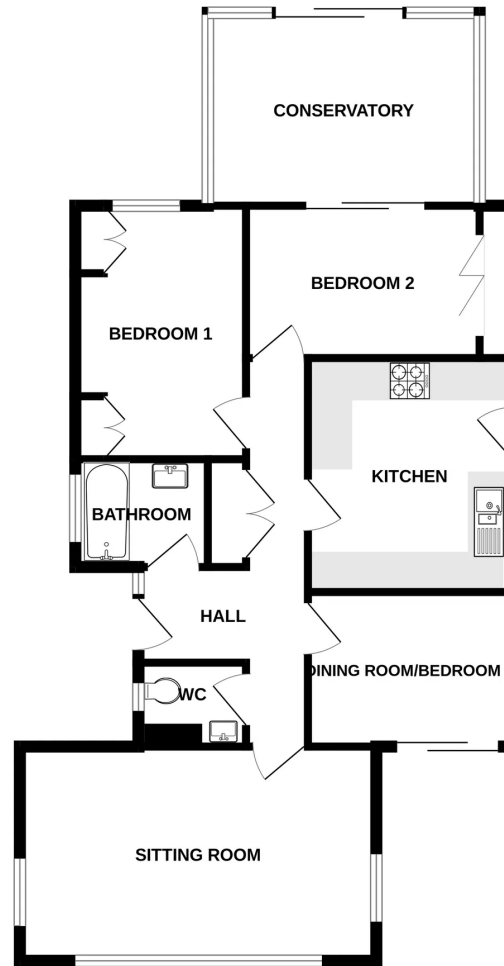
**GARAGE** - 5m x 2.31m (16'5" x 7'7") Roller door, UPVC obscure glazed window, light points, power points.

### **USEFUL INFORMATION**

Tenure – Freehold  
Age - 1970's  
Heating - Gas central heating  
Drainage - Mains  
Windows - Double glazed  
Council Tax - Tax band A  
EPC Rating - Await EPC  
Broadband - To be confirmed  
Mobile - To be confirmed



GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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